



Huxtable Hill, Torquay, TQ2 6RL

Guide Price £700,000 - £740,000

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Gargan & Hart
Estate Agents

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Built in the 1930's this impressive extended, detached, 5 bedroom family home is situated in an enviable location in the higher part of Chelston. A short stroll away from the sea front and harbour. It is also close to the beautiful Cockington Valley and the parade of shops on Walnut Road and Old Mill Road, as well as being close to prominent schools. This excellent property benefits from gas central heating and double glazing with beautiful gardens and far-reaching sea views from the balcony.

The property is accessed by impressive double electric gates. You then enter into the bright hallway where you will find doors to an extended open plan living room and dining space with french doors leading out onto the patio and garden. A well-equipped kitchen complete with wall, base and draw units, built in gas hob and oven with extractor over as well as integrated dishwasher, fridge and a stainless-steel sink drainer with mixer tap. There is also a separate utility room with plumbing for washing machine. There are 3 bedrooms on this level, two of which are double rooms and one is fitted with a built-in wardrobe. The other being a pleasantly sized single room. Lastly is a modern bathroom with a shower cubicle, bath, pedestal wash basin and w/c.

On the first floor you will find two generous sized double bedrooms both fitted with built in wardrobes and storage cupboards. The master bedroom also has direct access, through double French doors, to a magnificent balcony with views towards Torquay harbour. Both bedrooms also come with modern ensuite shower rooms.

The gardens are a real feature of this property. A raised path takes you round the garden with shrubbery and flower beds. A lawned area and patio area gives you plenty of rooms to relax and enjoy these long summer evenings. Next to the garden is a garage with power and light. A considerable sized driveway with room for approximately 5 cars can be found to the front of the property





STAR POINTS

- Detached Home
- 1930's Build
- Fantastic Location
- 5 Bedrooms
- Built-in Appliances
- Sea Views
- Large Driveway
- 2 En-suites
- Garage
- 2 Enclosed Gardens





ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band - F

Local Authority – Torbay Council

EPC – C

DIRECTIONS

From Newton Road at the traffic lights near Torre Station turn into Avenue Road. At the next set of traffic lights turn right into Old Mill Road and proceed under the bridge and through the parade of shops bearing left before turning second right into Huxtable Hill where the property will be seen a short distance along to the left-hand side.

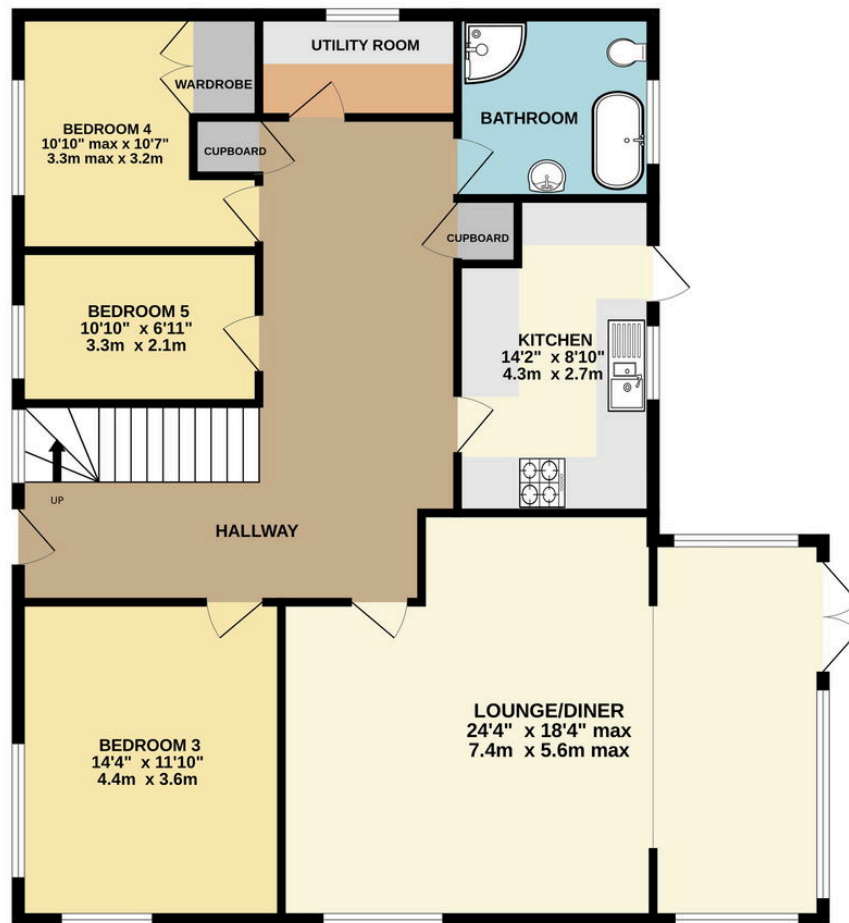
CONSIDERATIONS

Things to consider about this property:

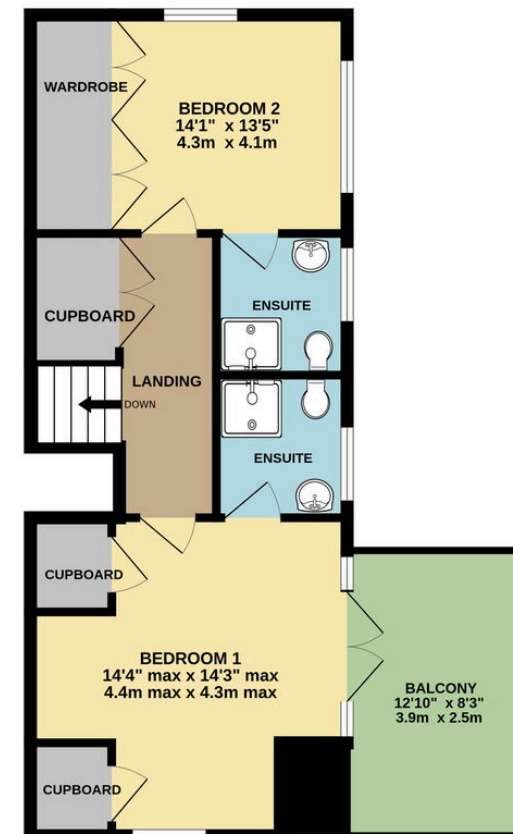
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom MobileCoverage. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- There is a water meter at the property.
- Decking can be slippery when wet.



GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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